इण्डियन ओवरसीज़ बैंक
INDIAN OVERSEAS BANK

Indian Overseas Bank
Adyar Branch (Br. Code: 0002)
No 12, Sardar Patel Road, Adyar,Chennai – 600 020

Tel.: 044-24425585 IFS Code: IOBA0000002
e-mail: iob0002@iob.in

Date:- 11.11.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

ISSUED UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

To,

Sl.No	Borrower
1	**Mr.RUBESH DHAYALAN,** **Permanent Address**: 262 BAJANAI KOIL STREET, KARPANDANGAL, VELLORE 631003, **Communication Address**: NO 46 PLOT NO 26 WHITE STONE HOMES 5TH CROSS STREET MURUGAPPA NAGAR PUZHUTHIVAKKAM CHENNAI 600091, **Office Address**: PLOT NOS 16 AND 17 FLAT NO S1 2ND FLOOR SRI BALAJI NAGAR 4TH STREET VENGAIVASAL CHENNAI 600100

Sir/ Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.

2. Please refer to the Possession notice dated **01.11.2025** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **"THE NEW INDIAN EXPRESS"** and **"DINAMANI"** on **02.11.2025** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.

3. You the above named Borrowers/Mortgagors have failed to pay the dues in full save and except payments amounting to Rs. 0.00 after issuance of demand notice dated **04.08.2025**. Hence, it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

4. After appropriating the aforesaid repayments, the dues in the loan accounts as on 31.10.2026 is **Rs.56 83,871.95 (Rupees Fifty Six lakh Eighty Three Thousand Eight Hundred Seventy One and Paise Ninety Five Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on 30.11.2026 between 11:00 AM to 3:00 PM with auto extension of 10 Minutes through e-auction using https://baanknet.com/ web portal.

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve

Indian Overseas Bank इण्डियन ओवरसीज़ बैंक The Securitization and reconstruction of Financial Assets and Enforcement of Authorised Officer

price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc. is enclosed for your ready information. Please also be advised that the said sale notice will also be published in two newspapers of which one is in Vernacular shortly. A copy of the proposed paper publication is also enclosed.

SCHEDULE OF SECURED ASSESTS

Description of the Immovable Property.
[For Housing Loan 000203464000112]

SCHEDULE "A" PROPERTY

Vacant House sites, bearing Plot Nos 16 7 17, totally measuring 3934 sq ft comprised in Old S.No 370/10B & 370/11A1A, Patta No 3792 as per patta in New S No 370/41, patta No 4108 as per patta in New S No 370/10B3A2 situated at vengaivasal village, Sri Balaji Nagar, Shollinganallur Taluk, Kancheepuram District within the registration district of Chennai South and sub registration district of Selaiyur as per the following boundary details;

Plot No 16

Towards	Boundaries	Measurements
North by	Plot No 15	44 feet
South By	Road	44 feet
East By	Plot No 17	47 feet
West by	24 feet road (with splay)	40 feet

Plot No 17

Towards	Boundaries	Measurements
North by	Plot No 14	40.2" feet
South By	Road	40.0.5" feet
East By	Plot No 18	54.3" feet
West by	Plot No 16	40.0 feet

SCHEDULE "B" PROPERTY

455 Undivided Share of Land out of 3934 sq ft Flat No S1 in Second Floor with Super Built up area 1045 Sq ft.

Owner of Property : Mr. D Rubesh

Yours Faithfully

Indian Overseas Bank
Authorised Officer

Authorized officer

Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice

Indian Overseas Bank
Adyar Branch (Br. Code: 0002)
{No. 12. Sardar Patel Road, Adyar, Chennai- 600 020}
{Confact No: 044-24425585 e-mail: iob0002@iob.in}

PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS'** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the Web Portal https://baanknet.com/

Name and Address of the Borrower & Mortgagor

Sl.No	Borrower
1	**Mr.RUBESH DHAYALAN,** **Permanent Address**: 262 BAJANAI KOIL STREET, KARPANDANGAL, VELLORE 631003, **Communication Address**: NO 46 PLOT NO 26 WHITE STONE HOMES 5TH CROSS STREET MURUGAPPA NAGAR PUZHUTHIVAKKAM CHENNAI 600091, **Office Address**: PLOT NOS 16 AND 17 FLAT NO S1 2ND FLOOR SRI BALAJI NAGAR 4TH STREET VENGAIVASAL CHENNAI 600100

Date of NPA:- 29.07.2025 **Account No : 000203464000112**

Date of Demand notice: 04.08.2025

Dues claimed in Demand Notice : **Rs. 51,89,696.95 (Rupees Fifty one Lakh eighty nine thousand six hundred ninety six paise ninth five only)** as on **04.08.2025** with further interest & costs.

Date of possession notice:- 01.11.2025

Dues claimed in Possession Notice: **Rs.53,19,766.89 (Rupees Fifty three lakhs nineteen thousand seven hundred sixty six Paise eighty nine only)** as on **01.11.2025** with further interest & cost

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.) – Not Known

Indian Overseas Bank
Authorised Officer

Description of the Immovable Property.
[For Housing Loan 000203464000112]

SCHEDULE "A" PROPERTY

Vacant House sites, bearing Plot Nos 16 7 17, totally measuring 3934 sq ft comprised in Old S.No 370/10B & 370/11A1A, Patta No 3792 as per patta in New S No 370/41, patta No 4108 as per patta in New S No 370/10B3A2 situated at vengaivasal village, Sri Balaji Nagar, Shollinganallur Taluk, Kancheepuram District within the registration district of Chennai South and sub registration district of Selaiyur as per the following boundary details;

Plot No 16

Towards	Boundaries	Measurements
North by	Plot No 15	44 feet
South By	Road	44 feet
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West by	24 feet road (with splay)	40 feet

Plot No 17

Towards	Boundaries	Measurements
North by	Plot No 14	40.2" feet
South By	Road	40.0.5" feet
East By	Plot No 18	54.3" feet
West by	Plot No 16	40.0 feet

SCHEDULE "B" PROPERTY

455 Undivided Share of Land out of 3934 sq ft Flat No S1 in Second Floor with Super Built up area 1045 Sq ft.

Owner of Property : Mr. D Rubesh

Reserve Price : Rs.30,60,000.00 EMD Amount : Rs: 3,06,000.00 Bid increase Amount : Rs.50,000/-

Reserve Price : **Rs.30,60,000.00 (Rupees Thirty Lakh Sixty Thousand Only)**

(Reserve Price is exclusive of TDS, 1% TDS to be paid by the successful bidder separately on Bid Amount)

Date & Time of auction: 30.11.2026 between 11:00 AM to 3:00 PM

EMD : **Rs.3,06,000.00**

Bid increase Amt.Rs.50,000/-

With auto extension of 10 Minutes each till sale is completed.

Auto extension time: 10 minutes

Known Encumbrance if any: Nil

Inspection date & time : From 16.11.2026 to 27.11.2026 (10.00 AM to 04.00 PM)

Bank's dues have priority over the statutory dues

For terms and conditions please visit:

https://baanknet.com/ (web portal of e-auction of service provider)

Website – https://baanknet.com/

Date: 11.11.2026
Place: Chennai

Indian Overseas Bank Authorised Officer

Authorised Officer
Indian Overseas Bank

Indian Overseas Bank
Adyar Branch (Br. Code: 0002)
{No. 12. Sardar Patel Road, Adyar, Chennai- 600 020}
{Contact No: 044-24425585 e-mail: iob0002@iob.in}

FORMAT OF E-AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **Mr.RUBESH DHAYALAN,**

Permanent Address: 262 BAJANAI KOIL STREET, KARPANDANGAL, VELLORE 631003,

Communication Address: NO 46 PLOT NO 26 WHITE STONE HOMES 5TH CROSS STREET MURUGAPPA NAGAR PUZHUTHIVAKKAM CHENNAI 600091,

Office Address: PLOT NOS 16 AND 17 FLAT NO S1 2ND FLOOR SRI BALAJI NAGAR 4TH STREET VENGAIVASAL CHENNAI 600100

(Hereinafter referred as 'borrowers'), have borrowed monies from Indian Overseas Bank against the mortgage of the immovable property more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on **04.08.2025** calling upon the borrowers **Mr.RUBESH DHAYALAN, (Borrower & Mortgagor)** , to pay the amount due to the Bank, **Rs. 51,89,696.95 (Rupees Fifty One Lakh Eighty Nine thousand Six Hundred Ninety Six and Paise Ninety Five Only)** as on **04.08.2025** with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **01.11.2025** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs.53,19,766.89 (Rupees Fifty Three Lakh Nineteen Thousand Seven Hundred Sixty Six and Paise Eighty Nine only)** as on **01.11.2025** payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 31.10.2026 works out to **Rs.56,83,871.95 (Rupees Fifty Six lakh Eighty Three Thousand Eight Hundred Seventy One and Paise Ninety Five Only)** after reckoning repayments, if any, amounting to Rs. 0.00 subsequent to the Bank issuing demand notice.

Indian Overseas Bank ★ Authorised Officer

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

Description of the Immovable Property.
[For Housing Loan 000203464000112]

SCHEDULE "A" PROPERTY

Vacant House sites, bearing Plot Nos 16 7 17, totally measuring 3934 sq ft comprised in Old S.No 370/10B & 370/11A1A, Patta No 3792 as per patta in New S No 370/41, patta No 4108 as per patta in New S No 370/10B3A2 situated at vengaivasal village, Sri Balaji Nagar, Shollinganallur Taluk, Kancheepuram District within the registration district of Chennai South and sub registration district of Selaiyur as per the following boundary details;

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West by	Plot No 16	40.0 feet

SCHEDULE "B" PROPERTY

455 Undivided Share of Land out of 3934 sq ft Flat No S1 in Second Floor with Super Built up area 1045 Sq ft.

Owner of Property : Mr. D Rubesh

Reserve Price : Rs.30,60,000.00 EMD Amount : Rs: 3,06,000.00 Bid increase Amount : Rs.50,000/-

Date and time of e-auction	30.11.2026 - between -11:00 a.m. to 03:00 p.m. (time) with auto extension of 10 minutes each till sale is completed.
Reserve Price	**Rs.30,60,000.00(Rupees Thirty Lakh Sixty Thousand Only)** (Reserve Price is exclusive of TDS ,1% TDS to be paid by the successful bidder separately on Bid Amount)
Earnest Money Deposit	**Rs. Rs.3,06,000.00**
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of "SARFAESI Sale Parking Account" To the credit of A/C no.- 00020113035001

Indian Overseas Bank
Authorised Officer

	Indian Overseas Bank, Adyar Branch, No. 12 Sardar Patel Road, Adyar Chennai - 600020 Branch Code: 0002 IFSC Code: IOBA0000002
Bid Multiplier	Rs. 50,000.00 (the amount in multiples of which the bid is to be increased)
Inspection of property	From 16.11.2026 to 27.11.2026 From 10:00 AM to 4:00 PM
Submission of online application for bid with EMD	From 14.11.2026
Last date for submission of online application for BID with EMD	30.11.2026 before 2:50 p.m.
Known Encumbrance if any	Nil
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not Known

***Bank's dues have priority over the statutory dues.**

Terms and Conditions

1. The property will be sold by e-auction through the service provider https://baanknet.com/ under the supervision of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal https://baanknet.com/ using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers ha to transfer the EMD amount using online mode in his Global EMD Wallet account before the E-Auction date and time in the portal. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from** https://baanknet.com/ **which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from – support.baanknet@psballiance.com
5. The submission of online application for bid with EMD shall start from **14.11.2026**
6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.

Indian Overseas Bank

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs. 50,000/-**to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit **25%** of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "**Indian Overseas Bank, Adyar Branch**" to the credit of A/C No. **000201130350001/SARFAESI Sale Parking Account, Indian Overseas Bank, Adyar Branch, Chennai– 600020. Branch Code: 0002. IFSC Code: IOBA0000002.**
10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
16. Sale is subject to confirmation by the secured creditor Bank.
17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
18. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1.00 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. The above Reserve Prices are exclusive of applicable TDS. The bidders/purchaser shall bear the 1.00% of Income Tax /TDS extra on Reserve Price plus Bid Multiplier amount and the Bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1.00 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Adyar Branch– Chennai, situated at No. 12, Sardar Patel Road, Adyar, Chennai- 600020. during office hours from **16.11.2026 to 27.11.2026** between 10.00 a.m. to 4.00 p.m. on working days.
20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (https://baanknet.com/ details of which are available on the e-Auction portal.

Indian Overseas Bank
Authorised Officer

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (https://baanknet.com/) for e-auction will be provided by service provider Unit 1, 3rd Floo., VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (contact Phone +91 8291220220, support support.baanknet@psballiance.com



Date: 11.11.2026
Place: Chennai

Authorized Officer